



**MINUTES OF THE PUBLIC HEARING OF  
MONDAY, FEBRUARY 2, 2015  
AT 200 HIGHLANDS BOULEVARD DRIVE  
REGARDING A SPECIAL USE PERMIT REQUEST  
FOR A LAUNDRY AND DRY CLEANING BUSINESS  
AT 14523 MANCHESTER ROAD**

Mayor David L. Willson called the Public Hearing of the Board of Aldermen to order at 7:00 p.m.

Roll call showed those present were Alderman Clement, Alderman Stevens, Alderman Hamill, Alderman Ottenad, Alderman Schrader, Alderman Diehl, Mayor Willson and Attorney Gunn. A quorum was present.

The following notice of the public hearing was then read:

“The City of Manchester Board of Aldermen shall hold a public hearing on Monday, February 02, 2015 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:

A request is made by Mark Clements with Hutkin Development Company, on behalf of Sher Care Corporation, for a laundry and dry cleaning business, known as CD One Price Cleaners, to include collection, distribution, and on-site processing at 14523 Manchester Road (Baxter Shops). The property is zoned C-1 Commercial District.”

Mayor Willson advised that first the proponents would speak, then the opponents, and then questions or comments from the public, followed by questions from the members of the Board of Aldermen or the city staff, and then a recommendation from the Planning and Zoning Commission.

Mr. Mike Corrao, Chief Operating Officer for CD One Price Cleaners said they are primarily in the Chicago market with 33 stores and one store in the twin cities in Minnesota. He said they are primarily a franchise organization with 26 franchise stores, and 7 company stores. Mr. Corrao said CD One Price Cleaners is a family-owned operation which started in Houston in 1989, moved to Chicago in 2001, and started franchise operations in 2006. They are environmentally friendly and value oriented.

Mr. Corrao said their business model starts with a deep discount, determined after a competitive price survey, and once the pricing is established, they do a marketing program. To keep customers, they rely on good location, state of the art equipment, trained personnel all uniformed in their stores, and a very high level of customer service which brings in the volume and allows them to do the deep discounts.

Mr. Corrao said their prices are 60-65% below traditional dry cleaning costs in Chicago and about 15% on laundry. All dry cleaning is done at one price, and all laundry is at one price. Men's and women's clothing services are charged at the same price; people know exactly what they will pay before coming to the stores. They also offer free same-day service, "in by 10 out by 5". Customers are notified by e-mail when their garments are ready. Mr. Corrao also stated that music and free Starbucks coffee is available in all stores.

Mr. Corrao said the focus is to have a totally different dry cleaning experience. He said they are not really known as a discount cleaner. They are dedicated to providing a unique value for their customers, a high-quality service at a lower price.

Mr. Corrao advised that the store proposed for location in the Baxter shops will be owned and operated by Pinakin Patel and Peter Patel. He said they own Subway franchises, gas stations, motels, real estate and liquor stores. Mr. Corrao stated that Pinakin Patel is negotiating a second location in St. Louis, and signed an agreement to develop the St. Louis market.

Alderman Ottenad asked how many customers a store handles in a day. She said she noticed in the paperwork that there are 10-14 employees working each day. Also, with everything being collected in filters, she wanted to know how often the filters are cared for.

Mr. Corrao answered that they estimate 250 - 300 visits a day in the store. He added that about 30% of customers take advantage of same day service, so they would be coming in twice the same day. Mr. Corrao said that in regard to front service staff, there are five counters to take care of customers; most of the employees are in production. Mr. Corrao advised that once production is complete, there are perhaps three or four employees in the store.

Mr. Corrao stated that filters are changed regularly, usually within a week. He said there are screens that determine the quality of the solvent, and even if it is two or three days and the filters need changing, it is done. He added that solvent and filters are picked up and delivered professionally. Mr. Corrao said that filters are checked every morning, and they have a waste water system that separates chemicals from the water and distributes the water into the venting system. Nothing is vented outside the store except hot air.

Alderman Clement asked what the timeline is to be in operation.

Mr. Corrao answered that the landlord will require 30-40 days to complete the vanilla shell for them, and it will take 90 days to develop the store itself.

Attorney Gunn stated there is a condition in the Special Use Permit that all flues and vents on the property will be screened from view by appropriate architectural features approved by the

Director of Planning, Zoning and Economic Development. Attorney Gunn asked Mr. Patel, the franchisee, if he understands and accepts that condition, and Mr. Patel stated that he does.

There were no opponents, no questions or comments from the public, and no questions or comments from the staff.

Alderman Clement advised that the Planning and Zoning Commission unanimously recommended this permit.

Mayor Willson closed the public hearing at 7:13 p.m.

Respectfully submitted,

Ruth E. Baker, MMC/MRCC-S  
City Clerk

***Note:** This is a journal of the Public Hearing held February 2, 2015 regarding the Special Use Permit Request for a laundry and dry cleaning business at 14523 Manchester Road, (summary); not a verbatim transcript. If a recording of the public hearing is desired, please contact City Hall.*





**MINUTES OF THE PUBLIC HEARING OF  
MONDAY, FEBRUARY 2, 2015  
AT 200 HIGHLANDS BOULEVARD DRIVE  
REGARDING AN AMENDMENT TO THE CODE  
MODIFYING SIGN REGULATIONS IN THE  
PLANNED BUSINESS DISTRICT**

Mayor David L. Willson called the Public Hearing of the Board of Aldermen to order at 7:13 p.m.

Roll call showed those present were Alderman Clement, Alderman Stevens, Alderman Hamill, Alderman Ottenad, Alderman Schrader, Alderman Diehl, Mayor Willson and Attorney Gunn. A quorum was present.

The following notice of the public hearing was then read:

“The City of Manchester Board of Aldermen shall hold a public hearing on Monday, February 2, 2015 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive, to consider the following:

A text amendment is proposed to modify signage regulations in the PBD Planned Business Development District Regulations and the Supplementary Regulations of the Zoning Code.”

Mayor Willson advised that first the proponents would speak, then the opponents, and comments from the public, followed by questions from the members of the Board of Aldermen or the City staff.

Director of Planning, Zoning, and Economic Development Kathy Arnett spoke as a proponent. She advised that the public hearing covers two different areas where changes are being considered, so there will be two Ordinances on the agenda, one for the Planned Business Development District and one for general sign regulations.

Director Arnett stated that the Planned Business Development District was created in 2013. Practical application of the regulations involved has shown that the sign regulations could use some modification & updating. She stated that currently, wall signs, projecting signs, and window signs are allowed. She said that to address the variety of uses allowed in this District and the various location of buildings on lots, four additional signs are being considered. Director Arnett advised that the Planning and Zoning Commission supported adding four different types of signs: ground signs, monument signs, directional signs and electronic message signs. Director Arnett stated that some

information was taken from the C-1 District. She advised that similarities will provide consistency and equality along Manchester Road, but the Planned Business Development District has additional characteristics, so the proposed regulations in that District are more restrictive than C-1. Director Arnett said that changes in size requirements have been added and clarified, such as the maximum height and the maximum square feet for ground signs. The regulations also reflect the City's desire to reduce the number of pylon signs.

Director Arnett said that the second change is primarily for "housekeeping". She said it is in regard to modification of the BOCA Code and the International Building Code. She advised that the BOCA Code was the former code used by St. Louis County for plan review and inspection. She advised that prior to 1990, there were three model building codes across the nation. Now plan review agencies across the country have adopted the International Building Code.

Alderman Schrader said he remembered so many changes two years ago. He wanted to have clarification of what is being changed and why.

Director Arnett answered that much of it has to do with placement of buildings. She stated that in the Planned Business Development District there are many buildings that are built right up to the edge of the highway, and for those locations, wall signs, projecting signs or window signs make sense. She stated that for buildings not on the edge of the right-of-way, those signs are irrelevant and difficult to see, so there is non-visibility along Manchester Road. She stated that by adding monument signs for those buildings, they would have a sign along the right-of-way, and it doesn't need to be attached to the building. Director Arnett stated that as developments have come into the Planned Business Development District, the current sign code just doesn't work for them.

Alderman Clement said he believes it is safe to say these changes will enhance the businesses that are here and allow them to have more visibility. He thinks it is good for Manchester and good for the business community.

There were no opponents, no comments or questions from the public, and no comments or questions from the City staff.

Alderman Clement stated that the Planning and Zoning Commission sent the amendment to the Board of Aldermen with a favorable recommendation.

Mayor Willson closed the public hearing at 7:19 p.m.

Respectfully submitted,

Ruth E. Baker, MMC/MRCC-S  
City Clerk

***Note:** This is a journal of the Public Hearing held February 2, 2015 regarding an amendment to the Code modifying signage regulations in the Planned Business District, (summary); not a verbatim transcript. If a recording of the public hearing is desired, please contact City Hall.*



**MINUTES OF THE REGULAR BOARD OF ALDERMEN MEETING  
OF MONDAY, FEBRUARY 2, 2015  
AT 200 HIGHLANDS BOULEVARD DRIVE**

1. CALL TO ORDER

Mayor David L. Willson called the Regular Board of Aldermen meeting to order at 7:20 p.m.

2. ROLL CALL AND STATEMENT OF QUORUM

Roll call showed those present were Alderman Clement, Alderman Stevens, Alderman Hamill, Alderman Ottenad, Alderman Schrader, Alderman Diehl, Mayor Willson and Attorney Gunn. A quorum was present.

3. APPROVAL OF THE MINUTES

a. Minutes of the January 19, 2015 Regular Board of Aldermen meeting

Alderman Hamill made the motion to approve the Minutes of the January 19, 2015 Regular Board of Aldermen meeting. The motion was seconded by Alderman Clement and carried unanimously, without objection.

4. ESTABLISHMENT OF ORDER OF ITEMS ON THE AGENDA

Alderman Hamill made the motion to approve the Order of Items on the Agenda as presented. The motion was seconded by Alderman Clement and carried unanimously, without objection.

5. CONSIDERATION OF PETITIONS AND COMMENTS FROM THE PUBLIC

a. Introduction of New Police Officer

Chief of Police Timothy Walsh introduced new Police Officer William Todd Clark who came to the City of Manchester recently. Chief Walsh stated that Officer Clark had graduated from the Eastern Missouri Police Academy in 2009 and had worked at the Warren County Sheriff's Department.

- b. Presentation of Proclamation to Molly McKay of Eagle Bank honoring her award of West County Young Professional of the Year

Mayor David L. Willson presented a Proclamation to Molly McKay of Eagle Bank in Manchester in honor of her award of being named the West St. Louis County Chamber of Commerce “West County Young Professional of the Year”.

- c. Comments from the Public

There were none.

## 6. REPORTS FROM THE MAYOR

- a. Mayoral Report

Mayor Willson reported that he attended the Musical at Barrett’s School on January 21, along with City Administrator Hixson and Alderman Stevens. He attended the St. Louis County Municipal League meeting on January 22, honoring Tim Fischesser who has retired. On January 23, the Mayor and City Administrator went to the Parkway Administrators Update and then the West St. Louis County Chamber of Commerce awards banquet. Mayor Willson attended the Planning and Zoning meeting on January 26 and the staff meeting on January 29.

Mayor Willson announced that Manchester has been ranked as number two in the top ten safest cities in Missouri. The Mayor stated that Chesterfield was ranked as number one; Manchester as number two, and Clayton as number three. He congratulated the Police Department, the citizens, and all involved for this accomplishment.

## 7. REPORTS FROM THE CITY ADMINISTRATOR

- a. Announcement of next meeting date to be Tuesday, February 17 because of holiday

City Administrator Andy Hixson stated that because of the upcoming holiday, the next Regular Board of Aldermen meeting will be held on Tuesday, February 17.

- b. List of Paid Bills (Warrant dates of January 18 – January 31, 2015)

There were no questions.

## 8. REPORTS FROM COMMITTEES

- a. Planning and Zoning Commission

Alderman Clement stated there were three cases on the January 26 agenda. The site plan approval request for home expansion at 745 Oklahoma Avenue was approved unanimously. The site plan approval request for brand new construction was also approved unanimously, and the text amendment about mobile food trucks was discussed and was tabled for more study.

- b. Manchester Arts



Alderman Stevens informed everyone that the next event will be a focus photography competition on April 17 and 18. Alderman Stevens said she is encouraging entries for the event. Alderman Stevens advised that the Manchester Arts Council plans to submit an application for a grant to the St. Louis County Regional Arts Council to help support the focus judging and awards. Another application to the St. Louis County Regional Arts Council is a broader general grant, and if received, detailed information will be supplied to the members of the Board of Aldermen.

Alderman Clement stated that the musical performance at Barretts School was a wonderful opportunity; it was great to see not only the talent and entertainment, but the learning opportunities in the program, too.

Alderman Clement called attention to the beautiful artwork of the Parkway honor students from the arts department which is on display currently. He said there will be a formal opening on Friday night between 6:00 p.m. and 8:00 p.m. to recognize the seniors from Parkway who have their artwork on display.

9. ACTION ON OLD BILLS

- a. There were none.

10. INTRODUCTION OF NEW BILLS

- a. BILL APPROVING A SPECIAL USE PERMIT FOR A LAUNDRY AND DRY CLEANING BUSINESS AT 14523 MANCHESTER ROAD

Alderman Diehl introduced Bill # 15-2210, entitled: "AN ORDINANCE CREATING A SPECIAL USE PERMIT AND GRANTING THE SAME TO STL CLEANERS, LLC, DOING BUSINESS AS CD ONE PRICE CLEANERS TO OPERATE A LAUNDRY AND DRY CLEANING BUSINESS AT 14523 MANCHESTER ROAD, AS PROVIDED FOR IN SECTION 405.240(C)(5)(f) OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER", by title only.

There being no questions, no further action at this time.

- b. BILL APPROVING A TEXT AMENDMENT TO THE CODE RELATING TO SIGNAGE REGULATIONS IN THE PLANNED BUSINESS DISTRICT

Alderman Clement introduced Bill # 15-2211, entitled: "AN ORDINANCE AMENDING SECTION 405.285(E)(2)(e) OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER RELATING TO SIGNS IN THE PLANNED BUSINESS DISTRICT OF THE CITY OF MANCHESTER", by title only.

There being no questions, no further action at this time.

- c. BILL AMENDING THE CODE OF ORDINANCES RELATING TO THE BOCA CODE

Alderman Schrader introduced Bill # 15-2212, entitled: "AN ORDINANCE AMENDING CERTAIN PORTIONS OF SECTION 405.320 OF THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER RELATING TO REFERENCES THEREIN TO THE BOCA CODE", by title

only.

There being no questions, no further action at this time.

d. BILL AUTHORIZING CONTRACT FOR PARTICIPATION IN ST. LOUIS  
COUNTY COURT'S MENTAL HEALTH/JAIL DIVERSION PROGRAM

Alderman Hamill introduced Bill # 15-2213, entitled: "AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE ON BEHALF OF THE CITY OF MANCHESTER A CONTRACT WITH ST. LOUIS COUNTY, MISSOURI FOR MUNICIPAL ORDINANCE PROSECUTION IN THE ST. LOUIS COUNTY MUNICIPAL COURT'S MENTAL HEALTH/JAIL DIVERSION PROGRAM", by title only.

Alderman Ottenad asked what the City of Manchester did previously with mental health cases.

City Attorney Patrick Gunn answered that the court dealt with those cases in those rare instances when it was necessary. There is a heightened sensitivity of what is available now as a resource.

There being no further questions or comments, no further action at this time.

e. RESOLUTION APPROVING SUBMISSION OF GRANT APPLICATION FOR  
ENFORCEMENT OF DRIVING WHILE INTOXICATED VIOLATIONS

Alderman Stevens introduced proposed Resolution # 15-0515, entitled: "A RESOLUTION APPROVING THE SUBMISSION OF AN APPLICATION FOR A HIGHWAY SAFETY TRAFFIC ENFORCEMENT GRANT FROM THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION FOR FUNDING IN AN AMOUNT NOT TO EXCEED FIVE THOUSAND FORTY DOLLARS (\$5,040.00) FOR ENFORCEMENT OF DRIVING WHILE INTOXICATED VIOLATIONS IN THE CITY OF MANCHESTER", by title only.

Alderman Stevens made the motion for approval of Resolution # 15-0515. The motion was seconded by Alderman Clement and carried unanimously, without objection.

f. RESOLUTION APPROVING SUBMISSION OF GRANT APPLICATION FOR  
ENFORCEMENT OF HAZARDOUS MOVING VIOLATIONS

Alderman Stevens introduced proposed Resolution # 15-0516, entitled: "A RESOLUTION APPROVING THE SUBMISSION OF AN APPLICATION FOR A HIGHWAY SAFETY TRAFFIC ENFORCEMENT GRANT FROM THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION FOR FUNDING IN AN AMOUNT NOT TO EXCEED FIVE THOUSAND FORTY DOLLARS (\$5,040.00) FOR ENFORCEMENT OF HAZARDOUS MOVING VIOLATIONS IN THE CITY OF MANCHESTER", by title only.

Alderman Stevens made the motion for approval of Resolution # 15-0516. The motion was seconded by Alderman Hamill and carried unanimously, without objection.

11. MISCELLANEOUS

a. Comments from the Public

There were none.

12. ADJOURNMENT

At 7:39 p.m., there being no further business, Alderman Clement made the motion to adjourn. The motion was seconded by Alderman Hamill and carried unanimously, without objection. The meeting adjourned at 7:39 p.m.

Respectfully submitted,

Ruth E. Baker, MMC/MRCC-S  
City Clerk

***Note:** This is a journal of the Board of Aldermen meeting held February 2, 2015 (summary); not a verbatim transcript. If a recording of the meeting is desired, please contact City Hall.*